



**18 Gwithian Road, St. Austell, PL25 3QL**  
**Guide Price £275,000**

A three storey, four bedroom Town House. Offering sea views, integral garage, enclosed gardens and available CHAIN FREE



## The Property

Camel Coastal & Country are delighted to present this spacious four-bedroom, three-storey, end terrace townhouse to the market.

Offered with NO CHAIN, the property boasts far-reaching views of St Austell, extending out to St Austell Bay and Par, providing stunning sea views from both the first and second floors.

The accommodation begins on the ground floor with a welcoming entrance hall, offering access to the integral garage/utility room, the ground floor W.C., and the spacious kitchen/diner, which features French doors leading to the garden's patio area.

On the first floor, you'll find the second bedroom, the family bathroom, and the living room. Moving to the second floor, you'll discover the third and fourth bedrooms, along with the master bedroom, which includes an en-suite shower room and a breathtaking coastal view.

Externally, the property offers a driveway with parking for 2 to 3 cars. To the rear, there is a low-maintenance garden spread across two levels, with a patio/BBQ area on the lower level and steps leading to the elevated paved garden.

Gwithian Way is situated on the northern outskirts of St Austell, within the Carclaze area. Carclaze offers amenities that will suit much of a families day to day needs, and schools, supermarkets, public houses, leisure centres, train station and much more, all within approximately 1.5 miles of the property.

Entrance Hall 15'10 x 6'5 narrowing to 3'7  
(4.83m x 1.96m narrowing to 1.09m)

Kitchen/Diner 15'10 x 10'5 (4.83m x 3.18m)

W.C 5'9 x 2'7 (1.75m x 0.79m)

Integral Garage 15'11 x 9'1 (4.85m x 2.77m)

Landing - 1st Floor 15'10 x 6'5 (4.83m x 1.96m)

Living Room 15'11 x 10'7 (4.85m x 3.23m)

Family Bathroom 9'1 x 5'2 (2.77m x 1.57m)

Bedroom Two 10'5 x 9'1 (3.18m x 2.77m)

Landing - 2nd Floor

Master Bedroom 16'5 x 9'4 (5.00m x 2.84m)

En-Suite Shower Room 6'3 x 4'7 (1.91m x 1.40m)

Bedroom Four 10'7 x 6'8 (max measurements)  
(3.23m x 2.03m (max measurements))

10'7 narrowing to 7'11 x 6'8 narrowing to 3'10

Bedroom Three 10'7 x 9'1 (max measurements)  
(3.23m x 2.77m (max measurements) )

10'7 narrowing to 8'0 x 9'1 narrowing to 6'10

## Parking

The driveway to the front of the property has parking for two/three cars, a gate to the rear of the property and an electric roller door, into the integral garage.

## Gardens

The gardens are low maintenance with a patio seating area and steps up to the elevated paved gardens.

## Directions

Sat Nav: PL25 3QL

What3words: ///mountain.tedious.envoy

For further information, please contact Camel Coastal & Country.

## Property Information

Age of Construction: 2011

Construction Type: Block and Timber  
(Assumed)

Heating: Mains Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: C

Tenure: Freehold

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

#### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

#### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Floor Plan

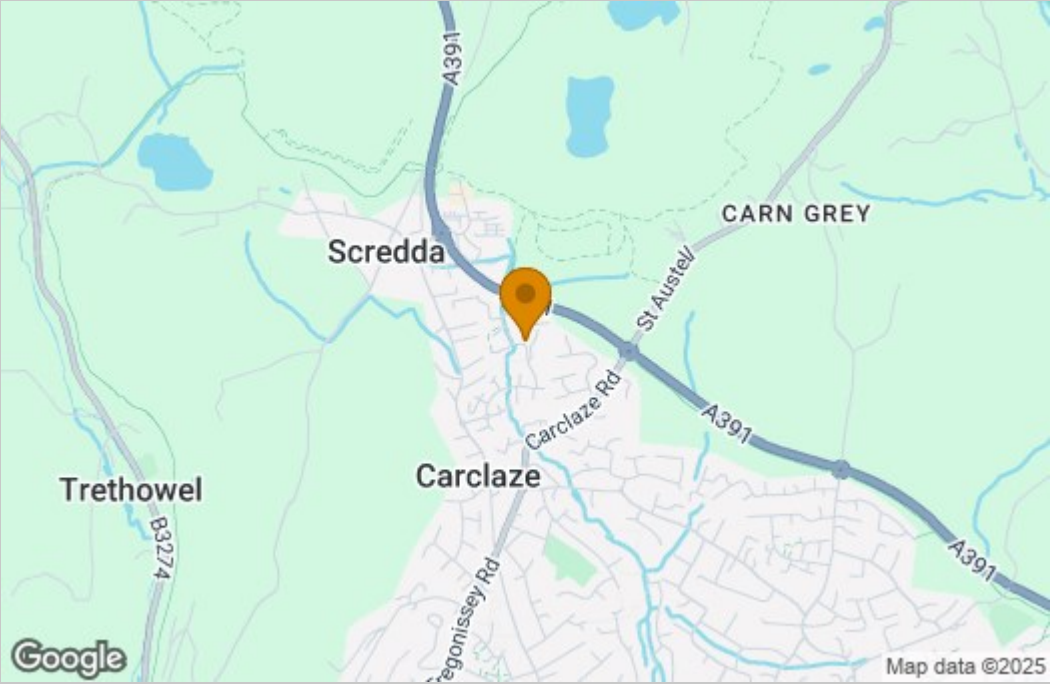


TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

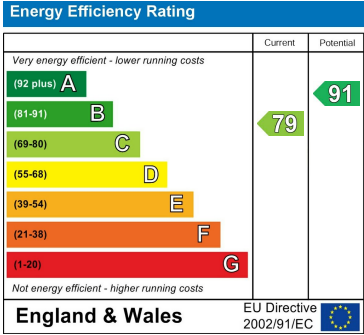
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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